



Great Soils on These Boone County Farms

AUCTION

Virtual Online-Only

Thursday

November 12, 2026

10:00 a.m. CST

bid.hertz.ag

249.49 Acres, m/l

2 Parcels

Boone County, IA

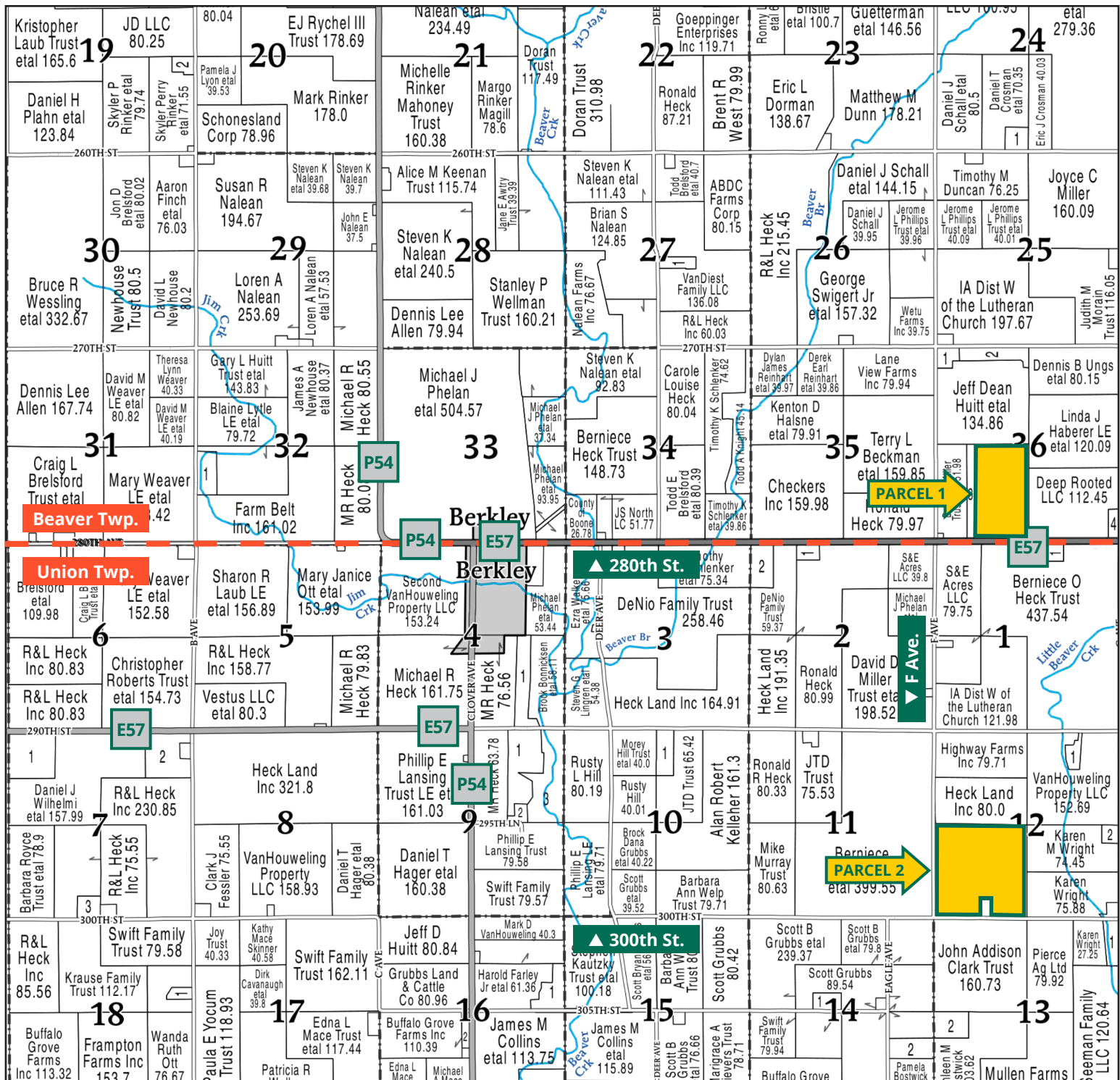


KYLE HANSEN, ALC

*Licensed Broker in
IA, AZ, NE & MO*

515.370.3446

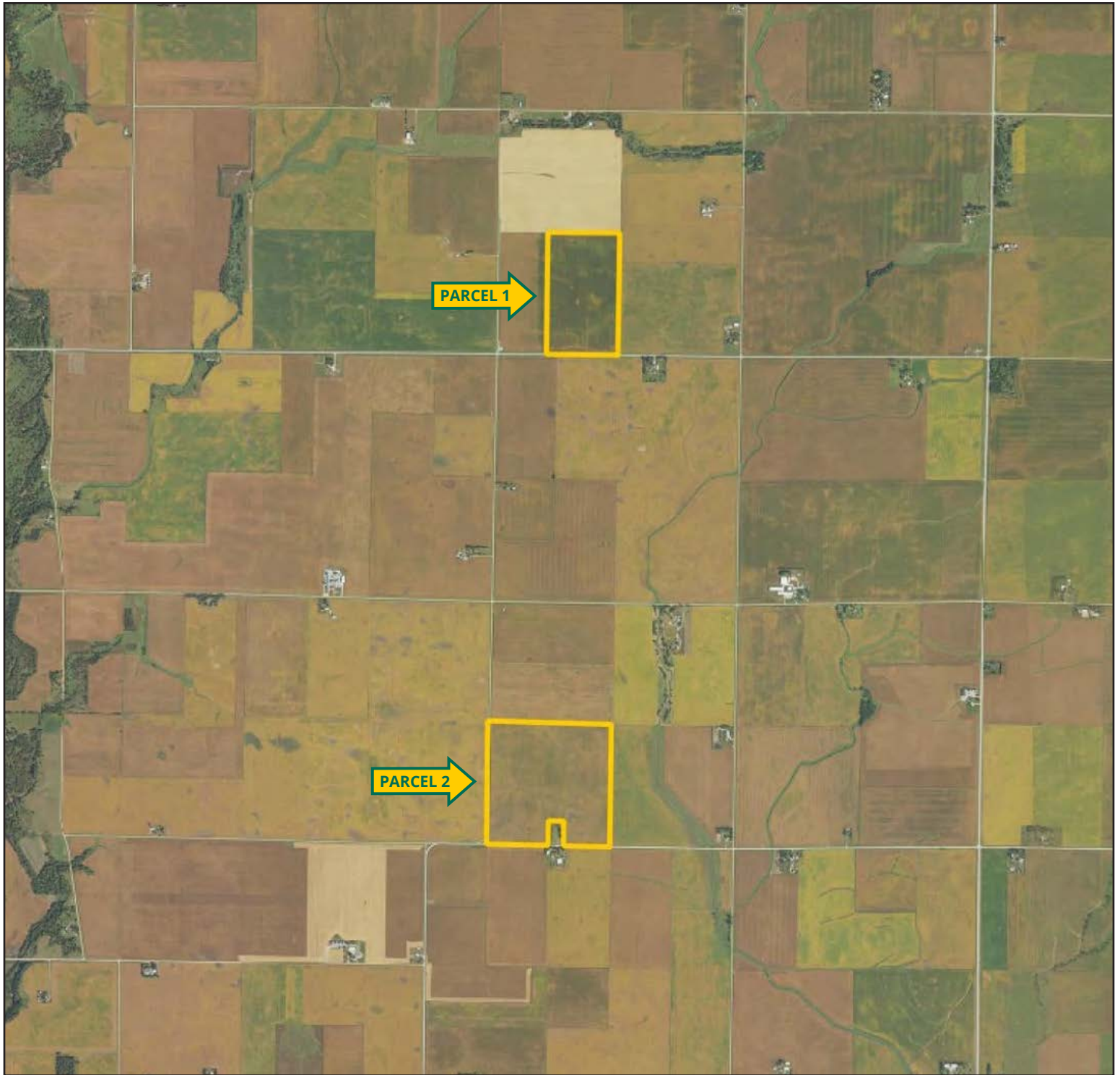
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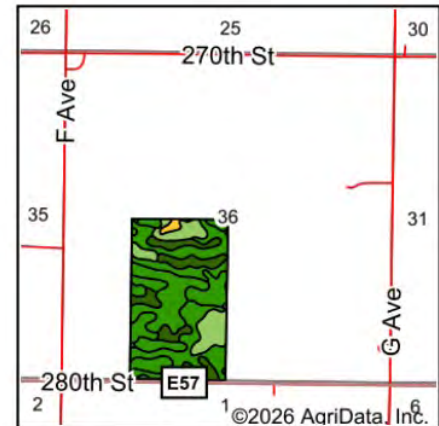


FSA/Eff. Crop Acres: 91.28 | Soil Productivity: 85.10 CSR2





Soils data provided by USDA and NRCS.



State: Iowa
County: Boone
Location: 36-83N-28W
Township: Beaver
Acres: 91.28
Date: 9/22/2026



Maps Provided By

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Area Symbol: IA015, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	31.40	34.5%		IIw	87
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	18.08	19.8%		IIIe	84
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	12.88	14.1%		IIw	75
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	10.33	11.3%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	8.25	9.0%		Ie	91
L655	Crippin loam, Bemis moraine, 1 to 3 percent slopes	6.05	6.6%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.02	2.2%		IIw	88
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.21	1.3%		IIIw	59
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.06	1.2%		IIIe	83
Weighted Average					2.07	85.1

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Berkley: Head east on Co. Hwy. E57 / 280th St. for 2½ miles. The property is on the north side of the road.

Simple Legal

E½ SW¼ and E½ of E½ W½ SW¼ of Section 36, Township 83 North, Range 28 West of 5th P.M., Boone County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$3,582.00
Gross Acres: 93.34
Net Taxable Acres: 91.57
Tax per Net Taxable Acre: \$39.12

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 2013, Tract 614
FSA/Eff. Crop Acres: 91.28
Corn Base Acres: 90.93
Corn PLC Yield: 160 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Canisteo clay loam, Clarion loam, and Harps clay loam. CSR2 on the FSA/Eff. crop acres is 85.10. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to moderately sloping.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

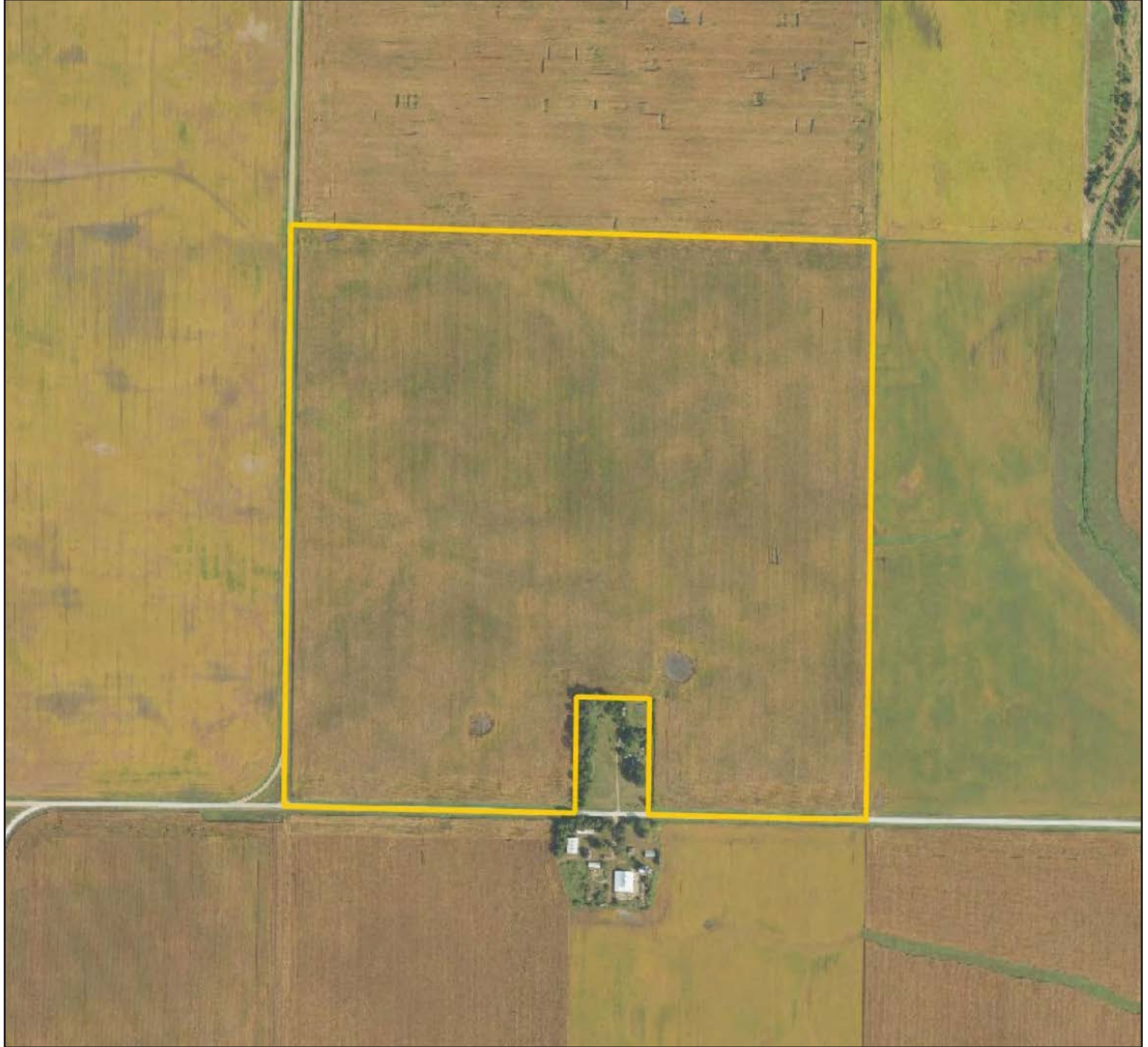
Great soils on this southern Boone County farm.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

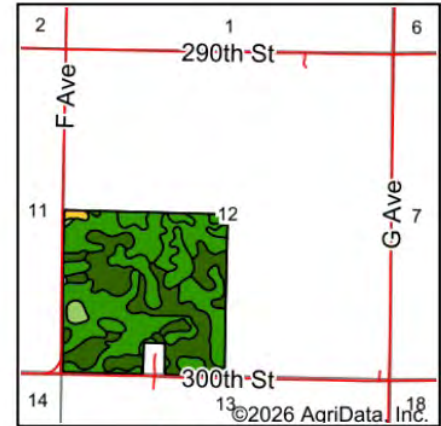


FSA/Eff. Crop Acres: 154.16 | Soil Productivity: 88.20 CSR2



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State: Iowa
County: Boone
Location: 12-82N-28W
Township: Union
Acres: 154.16
Date: 9/22/2026



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA015, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	52.42	34.0%		IIw	87
L55	Nicollet loam, 1 to 3 percent slopes	47.48	30.8%		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	36.32	23.6%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.21	5.3%		IIw	88
L655	Crippin loam, Bemis moraine, 1 to 3 percent slopes	4.78	3.1%		Ie	91
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.70	1.8%		IIw	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.27	0.8%		IIIw	59
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.84	0.5%		IIIe	83
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.14	0.1%		IIIe	64
Weighted Average					1.68	88.2

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Berkley: Head east on Co. Hwy. E57 / 280th St. for 2½ miles to F Ave. Turn south and go 1½ miles. The property is on the east side of the road.

Simple Legal

SW¼ except acreage in SE¼ SW¼ of Section 12, Township 82 North, Range 28 West of 5th P.M., Boone County, IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2026 - 2027: \$6,088.00
Gross Acres: 156.15
Net Taxable Acres: 151.76
Tax per Net Taxable Acre: \$40.12

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 2013, Tract 615
FSA/Eff. Crop Acres: 154.16
Corn Base Acres: 153.57
Corn PLC Yield: 160.00 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Canisteo clay loam, Nicollet loam, and Clarion loam. CSR2 on the FSA/Eff. crop acres is 88.20. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to moderately sloping.

Drainage

Natural with some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Great soils on this southern Boone County farm.





Parcel 1 - Northeast looking Southwest



Parcel 2 - Northeast looking Southwest



Date: Thur., November 12, 2026

Time: 10:00 a.m. CST

Site: Virtual Live Auction
Online Only
bid.hertz.ag

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Kyle Hansen at Phone 515-370-3446 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

E.D. Acres, LLC

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Kyle Hansen, ALC

Announcements

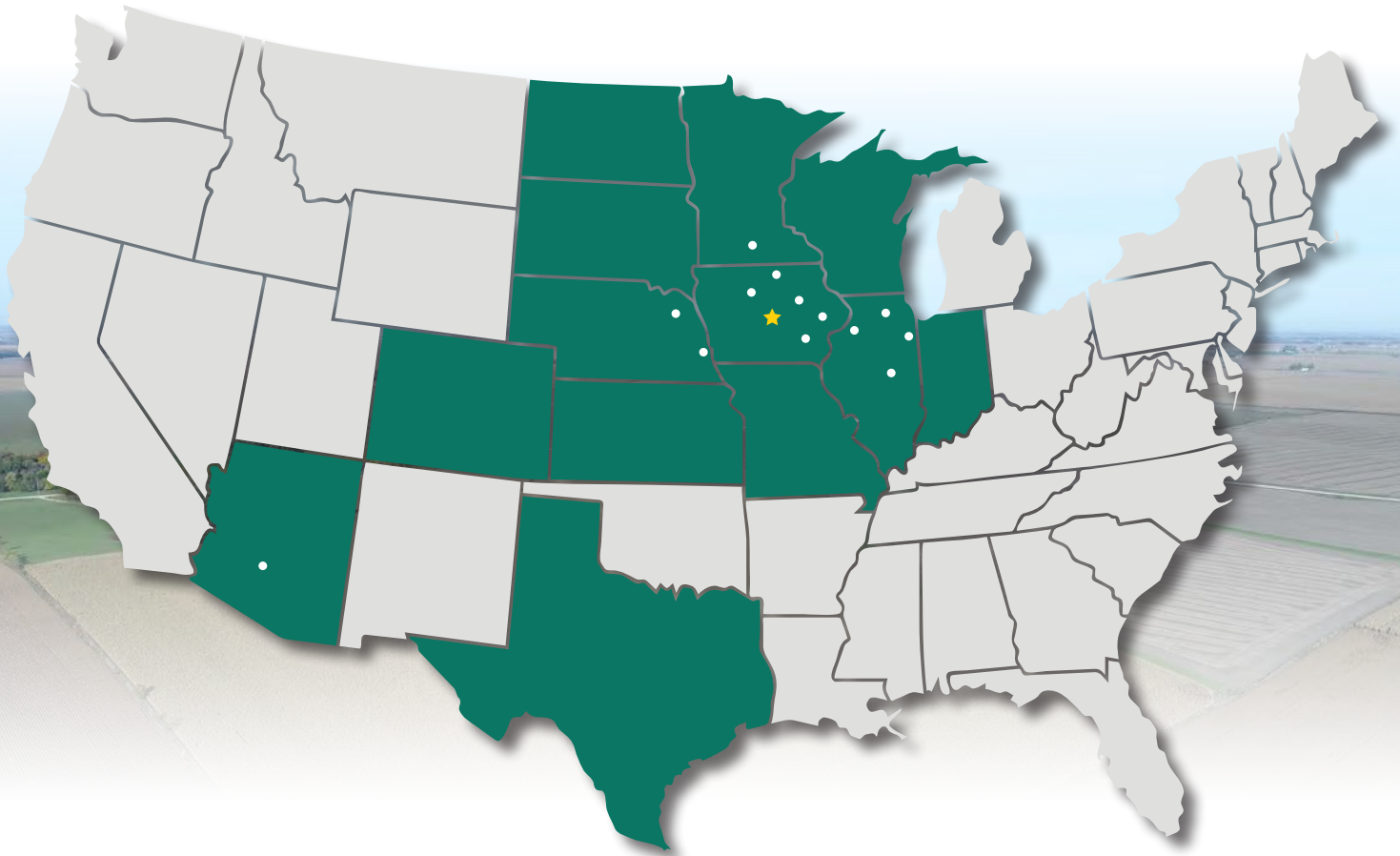
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 10, 2026 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2027. Taxes will be prorated to closing date.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.



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